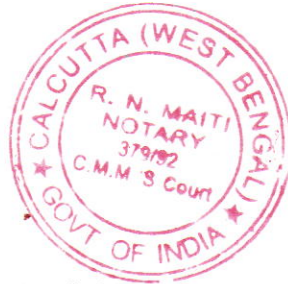


SL. NO.....144.....2019

Notarial Certificate

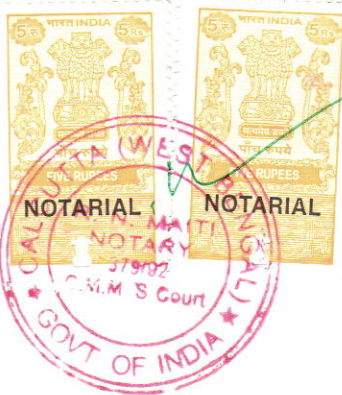


To all to whom these presents shall come, I, R. N. Maiti duly appointed by the Central Government as a Notary" and practising within the city of Calcutta (West Bengal). Union of India, do hereby certify that the paper Writings, collectively marked 'A' annexed hereto, hereinafter called the paper writings, 'A' are presented before me by the executant's.

Auth. Signatory of Accurate Real Estate.
Pvt Ltd. at- 45, Vivekananda Road
PS- Girish Park Kolkata-700007 and
others.

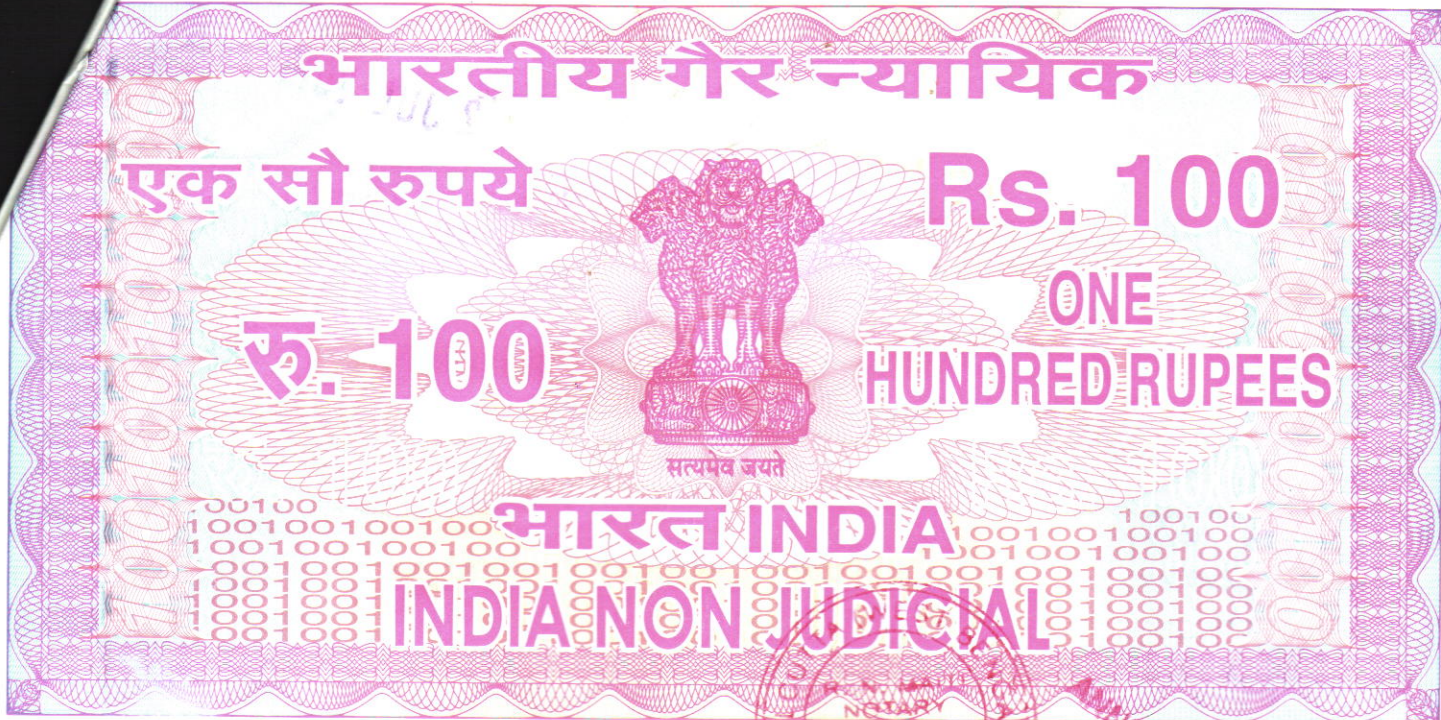
hereinafter referred as the, executant's" on this the 22nd day of July in the year Two Thousand nineteen

The "executant's" having admitted the execution of the Paper Writing "A" and being satisfied as to the identify of the executant I have attested the execution.



IN FAITH AND TESTIMONY WHEREOF I, The said Notary, have hereunto subscribed my name and affixed my seal of office this 22nd day of July 2019.

R. N. Maiti
Notary 22.7.19
Govt. Of India
Regn. No. 379/92
C.M.M'S Court, Bar Library
3, Bankshall Street
Kolkata - 700 001



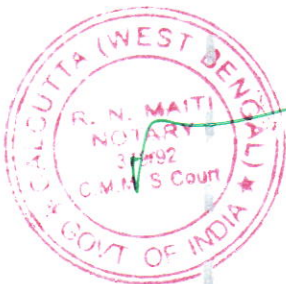
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

POWER OF ATTORNEY

THIS POWER OF ATTORNEY is executed at Kolkata on this 22nd July day of Two Thousand Nineteen.

BY

(1) **ACCURATE REAL ESTATE PRIVATE LIMITED** (PAN No. AAGCA2100E) a company within the meaning of the Companies Act, 1956 having its registered office at No. 45, Vivekanand Road, P.S. Girish Park, Kolkata 700007; (2) **SPLASH PROPERTIES PRIVATE LIMITED** (PAN No. AAKCS6833J) a company within the meaning of the Companies Act, 1956 having its registered office at No. 2, Rowland Road, Police Station Ballygunge, Kolkata 700020; (3) **ABUNDANT PROPERTIES LLP** (PAN No. ABLFA1479M) (formally known as ABUNDANT PROPERTIES PVT. LTD.) a limited liability partnership under the LLP Act 2008, having its registered office situated at No. 6/2, Moira Street, P.S. Shakespear Sarani, Kolkata 700017; (4) **SEED PROPERTIES PRIVATE LIMITED** (PAN No. AAKCS6832K) a company within the meaning of the Companies Act, 1956 having its registered office at No. 1/A, Vansittart Row, P.S. Hare Street, Kolkata 700001; (5) **KING PROPERTIES PRIVATE LIMITED** (PAN No. AADCK0301J) a company within the meaning of the Companies Act, 1956 having its registered office at No. 6A, Tiljala Road, Police Station Tiljala, Kolkata 700046; (6) **MASON BUILDCON PRIVATE LIMITED** (PAN No. AAFCM0418E) a company within the meaning of the Companies Act, 1956 having its registered office at No. 19A, Sarat Bose Road, P.S. Bhowanipore, Kolkata 700020; (7) **PANSY NIRMANS PRIVATE LIMITED** (PAN No. AAFCP2311E) a company within the meaning of the Companies Act, 1956 having its registered office at No. 19A, Sarat Bose Road, P.S. Bhowanipore, Kolkata 700020; and (8) **TECHSERVE TELE SERVICES PRIVATE LIMITED** (PAN No. AABCT9746L) a company within the meaning of the Companies Act, 1956 having its registered office at No. 4, Kali Krishna Tagor Street, P.S. Jora Bagan, Kolkata 700007, all represented by their authorized signatory Sri Champa Lal Chamaria, son of Late Thakursi Das Chamaria of No. 1/A, Vansittart Row, P.S. Hare Street, Kolkata 700001, hereinafter referred to as the "PRINCIPALS":



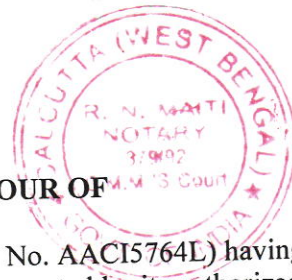
22 JUL 2019

14501 22 JUL 2019

সংখ্যা Damodar Ropeways & Infra Ltd.
ঠিকানা 1/A, Vansittart Row
..... Kolkata-700 001

টাকা 100/- তারিখ 22 JUL 2019
ভেণ্ডার বসিরহাট ট্রেজারী
Sulhan Maitra

Damodar Ropeways & Infra Ltd.



ANNEXTURE

TO AND IN FAVOUR OF

DAMODAR ROPEWAYS & INFRA LIMITED (PAN No. AACI5764L) having its registered office at 1/A, Vansittart Row, B.B.D. Bagh, Kolkata 700 001, represented by its authorized signatories Sri Aditya Bikram Chamaria, Son of Sri C.L Chamaria, residing at 2 Rowland Road, Kolkata 700020 and Sri Ashok Kumar Bhawsinghka, Son of Late M.P Bhawsinghka, residing at 41B, N.S.C Bose Road, Kolkata 700040, hereinafter referred to as the **"ATTORNIES"**;

WHEREAS:

1. The Principals and the Attornies, together have the legal title to the land admeasuring 2 bighas 10 cottahs 15 chhittacks 34 square feet, comprised in Municipal Premises No. 14A, D.L. Khan Road, Kolkata 700025, Alipore on which the development of the real estate project named 'Victoria Vistas' ("**Project**") is being carried out; and
2. Due to the enforcement of West Bengal Housing Industry Regulation Act, 2017, the Project is liable to be registered with the West Bengal Housing Industry Regulatory Authority ("**WBHIRA**") for any advertisement, marketing, booking, sale or offer to sale etc., as stipulated in Section 3 of the said Act.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

The Principals doth hereby nominate, constitute appoint and empower the aforesaid Attornies, for them and on behalf of themselves, to do, exercise, execute and perform any of the following acts, deeds and things namely:

1. To apply for registration of the Project under Section 3 of the West Bengal Housing Industry Regulation Act, 2017, with the WBHIRA;
2. To do and perform all acts, deeds, matters and things necessary, in relation to the aforesaid application for registration of the Project with the WBHIRA and covenant for any or all the aforesaid purposes, including payment of the applicable fees, charges etc. in relation to the same;
3. To appear and represent before the WBHIRA for any hearing, clarifications, discussion or meeting conducted in relation to the aforesaid registering the Project with the WBHIRA;

The powers granted as aforesaid shall be irrevocable upto the grant of registration of the Project by the WBHIRA.

The Principals doth hereby ratify and confirm and agree to ratify and confirm, all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue of these presents.

Further Power: Notwithstanding the grant of the said powers and authorities, the Principals shall grant further powers and authorities to the Attorney, as may be necessary to fully effectuate this power of attorney.

Substitution: The said Attorney shall be entitled to appoint one or more substitute(s) under them for exercise of all or any of the powers and authorities and they will further have the right to remove such substitute(s) and make further or other substitution(s).

IN WITNESS WHEREOF, the Principals have hereunto set their hands and signed their name on this day of _____ 2019 at Kolkata.

Witnessed by:

Name:

Address:

For Accurate Real Estates Private Limited

Authorized Signatory

For Splash Properties Private Limited

Authorized Signatory





ANNEXTURE-A

For Abundant Properties LLP

[Signature]
Authorized Signatory

For Seed Properties Private Limited

[Signature]
Authorized Signatory

For King Properties Private Limited

[Signature]
Authorized Signatory

For Mason Buildcon Private Limited

[Signature]
Authorized Signatory

For Pansy Nirman Private Limited

[Signature]
Authorized Signatory

For Techserve Tele Services Private Limited

[Signature]
Authorized Signatory

We Accept

For DAMODAR ROPEWAYS AND INFRA LIMITED

By:

[Signature]

Name: Sri Aditya Bikram Chamaria

By:

[Signature]

Name: Sri Ashok Kumar Bhawsingka

Witnessed by:

Name:

Address:

IDENTIFIED BY ME
[Signature]
T.K.R. JANA
ADVOCATE

R.N. MAITI
Notary
Regd. No. 379/92
3, Bankshai Street
Calcutta-1

Signature Attested only
by me on Identification

[Signature]
R.N. MAITI
Notary

22 JUL 2019

Date 22nd Day of July 2019



In the Matter of :
Instrument 'A'
and
In the Matter of
Notarial Certificate

R. N. Maiti
LL.B., Advocate

&
NOTARY PUBLIC
Govt. Of India
Regn. No. 379/92
C.M.M'S Court, Bar Library
3, Bankshall Street
Kolkata - 700 001

Phone : Chamb : 2248-8948
Mobile : 9433092019
9007428192